

# Plans, Master Plans and Amendments

## Report to the Board – Oct. 12<sup>th</sup>, 2012 through Nov. 29<sup>th</sup>, 2012

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Document</b>	Land Use Plan Amendment
<b>Public Hearing</b>	October 23, 2012
<b>Summary</b>	Land Use Plan amendment eliminating the PUD District and replacing it with the Mixed Use plan Development – Town Center, Industry/Town Center District.

- The amendment of the Land Use Plan replaces the PUD district category with the new Mixed Use Planned Development – Town Center, Industry/Town Center TC and I/TC land use category. The **TC District** category is located along Eden Lane and the Whippany River between South Jefferson Road and Parsippany Road and is the site of the former Whippany Paper Board Company. The new designation applies a planned commercial district approach to create a new focal point in the center of the Township. This land use category will support a mix of retail sales and service, restaurants, banks, lodging, theaters, other entertainment, professional and business offices, public uses, age-restricted housing and other uses.
- Th **I/TC District** category is located on both sides of South Jefferson Road. The District supports coordinated planned development similar to the TC district, but absent such redevelopment, the proposed standards will also permit uses and standards as found in the I – Industrial District.
- The amendment also creates a new **OB-DS District** category to promote office, service and shopping center uses in an area formerly designated for office and research laboratories. Located at the northwest corner of the Township, north of Rt. 10 and west of Rt. 287 abutting the Mack-Cali Business Campus, the district in question contains a hotel, but is otherwise vacant. The new district will support uses compatible with the area such as offices, research labs, hospitals, nursing homes, retail shopping centers, hotels, conference centers, childcare centers, and data processing services.

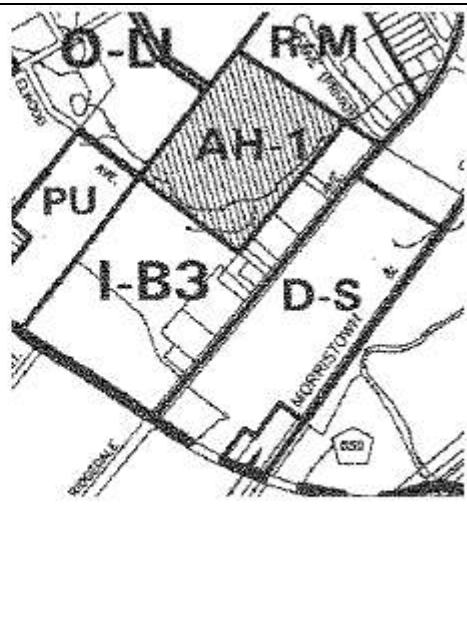




## Plans, Master Plans and Amendments

### Report to the Board – Oct. 12<sup>th</sup>, 2012 through Nov. 29<sup>th</sup>, 2012

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Document</b>	Land Use Plan Amendment
<b>Public Hearing</b>	December 11, 2012
<b>Summary</b>	Proposed amendments to the Land Use Plan to increase consistency with current zoning.

- The amendment of the Land Use Plan will make various changes in recognition of current and proposed changes to the zoning ordinance in the area of Ridgedale Avenue and Hanover Avenue, across from the Morris County Mall. The Industrial Business land use category is added along Hanover Avenue, replacing the previous O-1 office zone. The multi-family land use category is added as an overlay in the rear portion of the former Berlex property, to be consistent with the current AH-1 zoning.



 MULTI-FAMILY RESIDENTIAL  
 INDUSTRY/RETAIL

# Plans, Master Plans and Amendments

## Report to the Board – Oct. 12<sup>th</sup>, 2012 through Nov. 29<sup>th</sup>, 2012

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Document</b>	Circulation Plan Element
<b>Public Hearing</b>	October 23, 2012
<b>Summary</b>	Circulation Plan Element including broad goals and objectives, an inventory of existing transportation facilities and recommendations for roadway and other improvements.

- The new Circulation Plan Element includes a street inventory, roadway traffic volumes, street classification designations and associated maps. The primary focus of the Plan is the identification and prioritization of roadway improvements.
- The majority of the Plan addresses specific recommended roadway improvements for state, local and a significant number of county roadways. County roads for which improvements have been identified include Hanover Avenue (Route 650), Parsippany Road (Route 511) and Whippany Road (Route 511). Intersection improvements are proposed for the following intersections with county roadways:
  - Columbia Turnpike and Park Avenue
  - Hanover Avenue and Horse Hill Road
  - Hanover Avenue and Ridgedale Avenue
  - Parsippany Road and North Jefferson Avenue
  - Parsippany Road and Reynolds Avenue
  - Parsippany Road and Mt. Pleasant Avenue
  - Parsippany Road and Whippany Road
  - Whippany road and Eden Lane
  - Whippany Road and Ford Hill Road
  - Whippany Road and Park Avenue
- The Plan also addresses pedestrian and bicycle facilities and includes proposals for priority sidewalk connection areas and preliminary routes for expansion of the bikeway network. The Plan refers to the Morris County Bicycle and Pedestrian Master Plan Element and identifies key actions in support of this Plan, which include the preparation of a dedicated Hanover Bicycle and Pedestrian Master Plan Element. The new Bicycle and Pedestrian Plan will emphasize interconnections between recreational uses, schools, the Patriots Path and the blueways and greenways identified in the Township's Open Space Plan.
- The Circulation Plan also addresses Public Transportation and recommends that the Township work with the County of Morris and New Jersey Transit to install buss shelters at appropriate locations. The Plan also recommends working actively with the County of Morris to meet the long-term public transportation goals set forth in the Morris County Master Plan Circulation Element, i.e. the expansion of passenger rail and bus service, improving services for senior and disabled residents and expanding and/or developing new park and ride facilities.